

WARRANTY DEED

BOOK 265 PAGE 310

THIS INSTRUMENT PREPARED BY: First Title Corp. 5384 Poplar Ave., Suite 440 Memphis, TN. 38119	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	Maggie Dean & Melvin Oliver (NAME)	8086-1354.3-0054.00
	781 Plymouth (STREET ADDRESS)	
	Hernando, MS 38632 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 23rd day of November, 19 93, by and between

Brenda Webster

party of the first part, and

Maggie Dean and Melvin Oliver

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hernando County of DeSoto State of Mississippi, ~~Tennessee~~ Mississippi,

Lot 54, Section D, OAKLAWN SUBDIVISION, in Section 13, Township 3 South, Range 8 West, as per Plat of record in Plat Book 6, Page 15, of the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to grantor herein by Warranty Deed of record as shown by Book 214, page 410, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

STATE MS.-DESO TO CO.
FILEDBrenda Webster
Brenda Webster

DEC 17 10 46 AM '93

INDIVIDUAL

STATE OF TENNESSEE, }
COUNTY OF SHELBY. }BK 265 PG 310
W.E. DAVIS ON CLK
By: Stephen J. Winkel

Personally appeared before me, Stephen J. Winkel, a Notary Public of said County and State, Brenda Webster, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 1993My Commission Expires 29th day of November, 19 93.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, which ever is greater is, \$ 55000, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Subscribed and sworn to before me this 23rd day of November, 19 93NOTARY PUBLIC
My commission expires: 8-29-93

PROPERTY ADDRESS:

781 Plymouth
Hernando, MS 38632Grantors Address:
Brenda Webster
PO Box 217
Hernando, MS 38632
H-(601) 429-0855
W-(601) 358-2534Grantees Address:
Maggie Dean
781 Plymouth St.
Hernando, MS 38632
H-(601) 428-5155
W-(601) 428-0405Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103